

**Fill in this information to identify the case:**

Debtor 1 Hospitality Ward

Debtor 2 \_\_\_\_\_  
(Spouse, if filing)

United States Bankruptcy Court for the: Western District of WA  
(State)

Case number 18-42685-MJH

**Official Form 410S1****Notice of Mortgage Payment Change**

12/15

If the debtor's plan provides for payment of postpetition contractual installments on your claim secured by a security interest in the debtor's principal residence, you must use this form to give notice of any changes in the installment payment amount. File this form as a supplement to your proof of claim at least 21 days before the new payment amount is due. See Bankruptcy Rule 3002.1.

Name of creditor: U.S. Bank Trust National Association, as Trustee of the Igloo Series IV Trust

Court claim no. (if known): 8

Last 4 digits of any number you use to identify the debtor's account: 5923

Date of payment change:  
Must be at least 21 days after date of this notice 11 / 01 / 2020

New total payment: \$ 1,084.45  
Principal, interest, and escrow, if any

**Part 1: Escrow Account Payment Adjustment****1. Will there be a change in the debtor's escrow account payment?**

- ☐ No
- ☒ Yes. Attach a copy of the escrow account statement prepared in a form consistent with applicable nonbankruptcy law. Describe the basis for the change. If a statement is not attached, explain why: \_\_\_\_\_

Current escrow payment: \$ 59.59

New escrow payment: \$ 130.41

**Part 2: Mortgage Payment Adjustment****2. Will the debtor's principal and interest payment change based on an adjustment to the interest rate on the debtor's variable-rate account?**

- ☒ No
- ☐ Yes. Attach a copy of the rate change notice prepared in a form consistent with applicable nonbankruptcy law. If a notice is not attached, explain why: \_\_\_\_\_

Current interest rate: \_\_\_\_\_%

New interest rate: \_\_\_\_\_%

Current principal and interest payment: \$ \_\_\_\_\_

New principal and interest payment: \$ \_\_\_\_\_

**Part 3: Other Payment Change****3. Will there be a change in the debtor's mortgage payment for a reason not listed above?**

- ☒ No
- ☐ Yes. Attach a copy of any documents describing the basis for the change, such as a repayment plan or loan modification agreement. (Court approval may be required before the payment change can take effect.)

Reason for change: \_\_\_\_\_

Current mortgage payment: \$ \_\_\_\_\_

New mortgage payment: \$ \_\_\_\_\_

Debtor 1

Hospitality Ward

First Name

Middle Name

Last Name

Case number (if known) 18-42685-MJH

**Part 4: Sign Here**

The person completing this Notice must sign it. Sign and print your name and your title, if any, and state your address and telephone number.

Check the appropriate box.

☐ I am the creditor.

☒ I am the creditor's authorized agent.

**I declare under penalty of perjury that the information provided in this claim is true and correct to the best of my knowledge, information, and reasonable belief.**

**X** /s/ Michelle Ghidotti

Signature

Date 09/21/2020

Print:

Michelle Ghidotti

First Name

Middle Name

Last Name

Title

AUTHORIZED AGENT

Company

Ghidotti Berger LLP.

Address

1920 Old Tustin Ave.

Number

Street

Santa Ana, CA 92705

City

State

ZIP Code

Contact phone

(949) 427 - 2010

Email

bknotifications@ghidottiberger.com

Analysis Date: September 16, 2020

SHARON B WARD  
613 S 63RD ST  
TACOMA WA 98408

Loan:  
Property Address:  
613 SOUTH 63RD STREET  
TACOMA, WA 98408

### Annual Escrow Account Disclosure Statement Account History

This is a statement of actual activity in your escrow account from Sept 2019 to Oct 2020. Last year's anticipated activity (payments to and from your escrow account) is next to the actual activity.

Payment Information		Current:	Effective Nov 01, 2020:
Principal & Interest Pmt:		954.04	954.04 **
Escrow Payment:		59.59	130.41
Other Funds Payment:		0.00	0.00
Assistance Payment (-):		0.00	0.00
Reserve Acct Payment:		0.00	0.00
Total Payment:		\$1,013.63	\$1,084.45

Escrow Balance Calculation		Sep 01, 2020
Due Date:		(560.44)
Escrow Balance:		119.18
Anticipated Pmts to Escrow:		206.82
Anticipated Pmts from Escrow (-):		
Anticipated Escrow Balance:		(\$648.08)

\*\* The terms of your loan may result in changes to the monthly principal and interest payments during the year.

Date	Payments to Escrow		Payments From Escrow		Description	Escrow Balance	
	Anticipated	Actual	Anticipated	Actual		Required	Actual
					Starting Balance	0.00	0.00
Sep 2019		44.49			* Escrow Only Payment	0.00	44.49
Sep 2019			2,468.83	*		0.00	(2,424.34)
Oct 2019						0.00	(2,424.34)
Oct 2019		1,450.88			* Escrow Only Payment	0.00	(973.46)
Nov 2019		54.67			*	0.00	(918.79)
Nov 2019		109.34			*	0.00	(809.45)
Dec 2019			283.85		* Forced Place Insur	0.00	(1,093.30)
Jan 2020		54.67			*	0.00	(1,038.63)
Jan 2020		54.67			*	0.00	(983.96)
Jan 2020			103.85		* Forced Place Insur	0.00	(1,087.81)
Feb 2020		101.83			* Escrow Only Payment	0.00	(985.98)
Feb 2020		54.67			*	0.00	(931.31)
Feb 2020		184.99			* Escrow Only Payment	0.00	(746.32)
Feb 2020			103.71		* Forced Place Insur	0.00	(850.03)
Mar 2020			103.63		* Forced Place Insur	0.00	(953.66)
Apr 2020		54.67			*	0.00	(898.99)
Apr 2020			103.63		* Forced Place Insur	0.00	(1,002.62)
May 2020		54.67			*	0.00	(947.95)
May 2020			103.59		* Forced Place Insur	0.00	(1,051.54)
Jun 2020		54.67			*	0.00	(996.87)
Jun 2020			103.55		* Forced Place Insur	0.00	(1,100.42)
Jul 2020		54.67			*	0.00	(1,045.75)
Jul 2020			103.50		* Forced Place Insur	0.00	(1,149.25)
Aug 2020		54.67			*	0.00	(1,094.58)
Aug 2020			103.46		* Forced Place Insur	0.00	(1,198.04)

Sep 2020	741.01		* Escrow Only Payment	0.00	(457.03)
Sep 2020		103.41	* Forced Place Insur	0.00	(560.44)
			Anticipated Transactions	0.00	(560.44)
Sep 2020	59.59	103.41	Forced Place Insur		(604.26)
Oct 2020	59.59	103.41	Forced Place Insur		(648.08)
	<u>\$0.00</u>	<u>\$3,243.75</u>		<u>\$0.00</u>	<u>\$3,891.83</u>

An asterisk (\*) indicates a difference from a previous estimate either in the date or the amount. If you want a further explanation, please call our toll-free number.

Last year, we anticipated that payments from your account would be made during this period equaling 0.00. Under Federal law, your lowest monthly balance should not have exceeded 0.00 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Analysis Date: September 16, 2020

SHARON B WARD

Loan:

**Annual Escrow Account Disclosure Statement  
Projections for Coming Year**

This is an estimate of activity in your escrow account during the coming year based on payments anticipated to be made to and from your account.

Date	Anticipated Payments		Description	Escrow Balance	
	To Escrow	From Escrow		Anticipated	Required
			Starting Balance	(648.08)	0.00
Nov 2020	103.41	103.41	Forced Place Insur	(648.08)	0.00
Dec 2020	103.41	103.41	Forced Place Insur	(648.08)	0.00
Jan 2021	103.41	103.41	Forced Place Insur	(648.08)	0.00
Feb 2021	103.41	103.41	Forced Place Insur	(648.08)	0.00
Mar 2021	103.41	103.41	Forced Place Insur	(648.08)	0.00
Apr 2021	103.41	103.41	Forced Place Insur	(648.08)	0.00
May 2021	103.41	103.41	Forced Place Insur	(648.08)	0.00
Jun 2021	103.41	103.41	Forced Place Insur	(648.08)	0.00
Jul 2021	103.41	103.41	Forced Place Insur	(648.08)	0.00
Aug 2021	103.41	103.41	Forced Place Insur	(648.08)	0.00
Sep 2021	103.41	103.41	Forced Place Insur	(648.08)	0.00
Oct 2021	103.41	103.41	Forced Place Insur	(648.08)	0.00
	<u>\$1,240.92</u>	<u>\$1,240.92</u>			

(Please keep this statement for comparison with the actual activity in your account at the end of the escrow accounting computation year.)

Your escrow balance contains a cushion of 0.00. A cushion is an additional amount of funds held in your escrow balance to prevent the balance from becoming overdrawn when an increase in the disbursement amount occurs. Under Federal law, your lowest monthly balance should not exceed 206.82 or 1/6 of the anticipated payment from the account, unless your mortgage contract or State law specifies a lower amount. Your mortgage contract and State law are silent on this issue.

Your ending balance from the last month of the account history (escrow balance anticipated) is (648.08). Your starting balance (escrow balance required) according to this analysis should be \$0.00. This means you have a shortage of 648.08. This shortage may be collected from you over a period of 12 months or more unless the shortage is less than 1 month's deposit, in which case we have the additional option of requesting payment within 30 days. We have decided to collect it over 24 months.

We anticipate the total of your coming year bills to be 1,240.92. We divide that amount by the number of payments expected during the coming year to obtain your escrow payment.

**New Escrow Payment Calculation**

Unadjusted Escrow Payment	103.41
Surplus Amount:	0.00
Shortage Amount:	27.00
Rounding Adjustment Amount:	0.00
Escrow Payment:	<u>\$130.41</u>

**Paying the shortage:** If your shortage is paid in full, your new monthly payment will be \$1,057.45 (calculated by subtracting the Shortage Amount to the left and rounding, if applicable). Paying the shortage does not guarantee that your payment will remain the same, as your tax or insurance bills may have changed. If you would like to pay the shortage now, please pay the entire amount of the shortage before the effective date of your new payment. To ensure that the funds are posted to your account correctly, please notify your asset manager that you are paying the shortage.

**NOTICE OF RIGHT TO CANCEL PRIVATE MORTGAGE INSURANCE:** If you currently pay private mortgage insurance premiums, you may have the right to cancel the insurance. In most cases, you have the right to cancel private mortgage insurance if the principal balance of your loan is 80 percent or less of the current fair market appraised value of your home, and you have a good payment history on your loan. If you want to learn whether you are eligible to cancel this insurance, please contact us at 323 Fifth Street, Eureka, Ca 95501 or 800-603-0836.

**\* Please note if you have autopay/EFT set up on your loan, it is your responsibility to make sure your payment amount is updated. Enclosed is the EFT form that needs to be completed. Once completed, please fax to the number listed on the EFT form or return in the self-addressed envelope.**

**CERTIFICATE OF SERVICE**

On September 21, 2020, I served the foregoing documents described as Notice of mortgage payment change on the following individuals by electronic means through the Court's ECF program:

***Debtors Attorney***

**Brett L Wittner**

[BLWittner@bvmv.com](mailto:BLWittner@bvmv.com)

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

/s/ Maben May

Maben May

On September 21, 2020, I served the foregoing documents described as Notice of mortgage payment change on the following individuals by depositing true copies thereof in the United States mail at Santa Ana, California enclosed in a sealed envelope, with postage paid, addressed as follows:

***Debtor***

**Hospitality Ward**

613 S. 63rd St.

Tacoma, WA 98408

***Trustee***

**Michael G. Malaier**

2122 Commerce Street

Tacoma, WA 98402

***US Trustee***

**United States Trustee**

700 Stewart St Ste 5103

Seattle, WA 98101

I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

/s/ Maben May

Maben May